



Lot 4 Murray Terrace, South Yunderup

? Island Life Done Right —Your Own Slice of Cooleenup Paradise -- 38mt River Frontage

Please note: access is by boat only —and that's half the appeal.

If you've been dreaming about ditching the daily grind, swapping traffic for tides, and waking up to nothing but bird calls and water views... mate, this is the one.

Welcome to Culeenup Island - where life runs a little slower, the esky's always close by, and the river is your backyard.

Set on a cracking 2,800sqm block, this ripper little island escape gives you the chance to own something truly special - a laid-back retreat that feels a million miles from anywhere, yet still within cooee of Mandurah.

? The Cottage —Honest, Warm & Full of Character

This isn't your cookie-cutter home - it's got soul.

Beautiful jarrah timber floors throughout

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Offers Invited

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Mandurah

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Light-filled open plan kitchen and living with a rustic, country feel
Timber bench tops and a big island - perfect for a yarn over a cold
one
Renovated where it counts, while keeping that classic charm
Cosy bedrooms for a proper wind-down after a day on the water
? Outdoor Living —Where You'll Spend Most of Your Time

Let's be honest... you're not coming here to sit inside.

Wide timber decking overlooking the water
Enclosed patio with cracking views - rain, hail or shine
Shady trees, birdlife everywhere, and that peaceful bush-meets-water
vibe
Plenty of room for a BBQ, a few mates, and absolutely no rush
? The Real Hero —Waterfront Living

This is what it's all about.

Private boathouse right on the water - a rare find
Launch straight into the Peel Estuary
Fishing, crabbing, kayaking - it's all right there
Pull the boat up, crack a beer, and watch the sunset roll in
? The Extras
Workshop shed for tools, toys or tinkering
Big block with loads of space to spread out
Ideal as a holiday home, family getaway or Airbnb
? The Lifestyle (And It's a Good One)

Where else can you say:

? "Just ducking into Mandurah" - about a 30 min boat run
? 10-minute cruise to the Sandy Cove Tavern
? Drop a net and have dinner sorted
? Wildlife everywhere you look
? Sunsets that never get old

This isn't just a property... it's a lifestyle change.

No traffic.
No stress.
Just water, bush, and good times.

Your own island escape.
Your own pace of life.
Your own bit of paradise. ?

****Please be aware access is only possible by boat.****

- ***** If attending home opens please contact agent first. Access is only possible from the water, there is no road access, this is an island. We are able to provide limited access by dinghy.*****

Contact:

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LJ Hooker Property Experience South
Servicing the Mandurah and Peel Regions.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Ian Watson and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID 4T1KFF2
Property Type House
Land Area 2812 m2

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